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Longstaff INC. Eckfords

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12 Waterloo Drive, Morton, Lincolnshire, PE10 0PJ

£260,000 Freehold

- Detached House
- Entrance Hall Way, Cloakroom
- Lounge through to Dining Room
- Modern Refitted Kitchen

SIMPLY STUNNING.

This three bed detached house offers spacious, exceptionally well presented accommodation. Situated in the popular village of Morton this property should be viewed to appreciate everything it has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



GROUND FLOOR

ACCOMMODATION

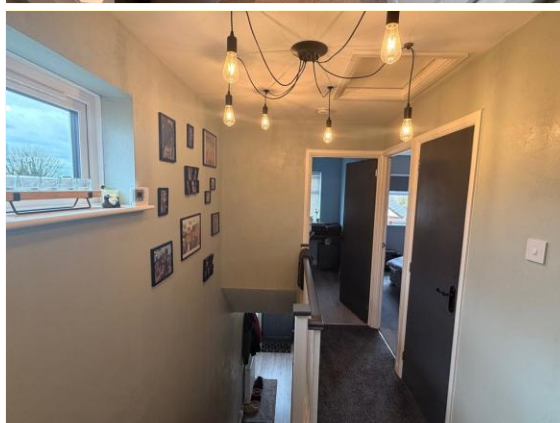
Part glazed front door to Entrance Hallway: Radiator, stairs to first floor, laminate flooring.

CLOAKROOM

Low level WC with concealed flush, wash hand basin with vanity cupboard under, complimentary splash back tiling, laminate flooring, radiator, inset ceiling spot lights.

LOUNGE

12' 1" x 14' 4" (3.68m x 4.37m) Bay window to front, TV point and telephone point, fire surround, tiled back plate and polished stone hearth, coving with concealed mood lighting, laminate flooring, radiator. Archway through to Dining Room.



DINING ROOM

7' 9" x 11' 8" (2.36m x 3.56m) Laminate flooring, patio doors opening to outside, radiator.

KITCHEN

11' 6 max" x 16' 1 max" (3.51m x 4.9m) In L-Shape, Fitted wall mounted and floor standing cupboards including deep pan drawers, complimentary worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer tap, four ring gas hob, extractor canopy over, electric oven, integrated dishwasher, to opposite end of kitchen breakfast bar, space for American style fridge/freezer, radiator, inset ceiling spot lights, patio doors to outside mood lightning, ceramic floor tiles, deep under stairs storage cupboard.

UTILITY ROOM

7' 10" x 5' 1" (2.39m x 1.55m) Fitted wall mounted and floor standing cupboards with complimentary fitted worktops and splash back tiling, inset, stainless steel sink and drainer, complimentary splash back tiling, space and plumbing under worktop for automatic washing machine and tumble dryer, ceramic floor tiles, radiator, part glazed uPVC door to outside, inset ceiling spot lights.

FIRST FLOOR LANDING

Airing cupboard housing hot water tank and shelving, access to roof storage space which houses an internal TV aerial.

BEDROOM 1

9' 3" x 12' 0" (2.82m x 3.66m) Fitted wardrobes with bed space between, mood lightning above wardrobes, radiator, TV point, window to front.

ENSUITE SHOWER ROOM

Endosed shower cubide, fully tiled, glass screen, low level WC with concealed flush, wash hand basin with mixer tap and vanity cupboard under, complimentary splash back tiling, chrome heated ladder towel rail, extractor fan, inset ceiling spot lights, tiled flooring.

BEDROOM 2

8' 7" x 10' 6" (2.62m x 3.2m) Radiator, window to rear.

BEDROOM 3

5' 11" x 8' 11" (1.8m x 2.72m) Laminate flooring, radiator, inset ceiling spot lights, telephone point, built in storage cupboard, window to front.

FAMILY BATHROOM

Panelled bath with shower over, Umbrella style shower head and mixer shower attachment, glass screen, inset ceiling spot lights, fully tiled walls, low level WC with concealed flush, wash hand basin with vanity cupboard under, vinyl flooring, touch screen mirror with lights.

EXTERNALLY

GARDEN

The front of this property is open plan. It benefits from a driveway leading to the single garage with the remainder of the front laid to gravel. At gate to one side of the house leads to the fully enclosed very well presented rear garden. The rear garden has a large paved patio with a pergola over which is an ideal cover for either a hot tub or an outside kitchen. The remainder of the garden is laid to lawn with gravelled borders with attractive shrubs. At the rear of the garden there is a further private decked patio seating area. Overall the garden is a haven to sit and relax in.

EPC AND FLOOR PLAN TO FOLLOW

TENURE Freehold

SERVICES All mains

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 17785

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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